

is to grant absolute or good leasehold titles in every possible case. It is an advantage to convert such possessory titles into absolute or good leasehold wherever possible as it avoids investigating the title to the property. The Land Registry welcomes such applications.

It is usual to apply for conversion when lodging a transfer on sale for registration. By doing this, the applicant avoids having to pay a fee for conversion. The applicant lodges all his title deeds and the Land Registry investigates the title just as in the case of a first registration.

In some instances (the exceptions being possessory titles registered before 1st January, 1909) the applicant can, at the expiration of 10 years (leasehold) or 15 years (freehold) from the date of first registration apply for conversion without producing any title deeds. The reason for excepting titles registered before 1909 from this privilege is that earlier titles were accepted for registration as possessory titles without proper investigation of the title,

A very popular feature of land registration is the notice of deposit. This is often adopted when a borrower deposits his land certificate with someone as security for a loan and no formal charge has been registered. To secure the matter the lender

can fill up a form of notice of deposit (in duplicate) and register it at the Land Registry. The Land Registry keeps one part and returns the other to the applicant and enters a note of the memorandum in the charges register. It is not necessary for the land certificate to be produced at the Land Registry—but if it is lodged—it is made to correspond with the register. Only one notice of deposit